HOTEL ANCHORED RETAIL FOR LEASE NEAR LOUISIANA STATE UNIVERSITY

4001 Nicholson Dr.

Baton Rouge, LA 70808

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

presented by:

CARMEN AUSTIN, MBA, CCIM
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carmen@sr-cre.com

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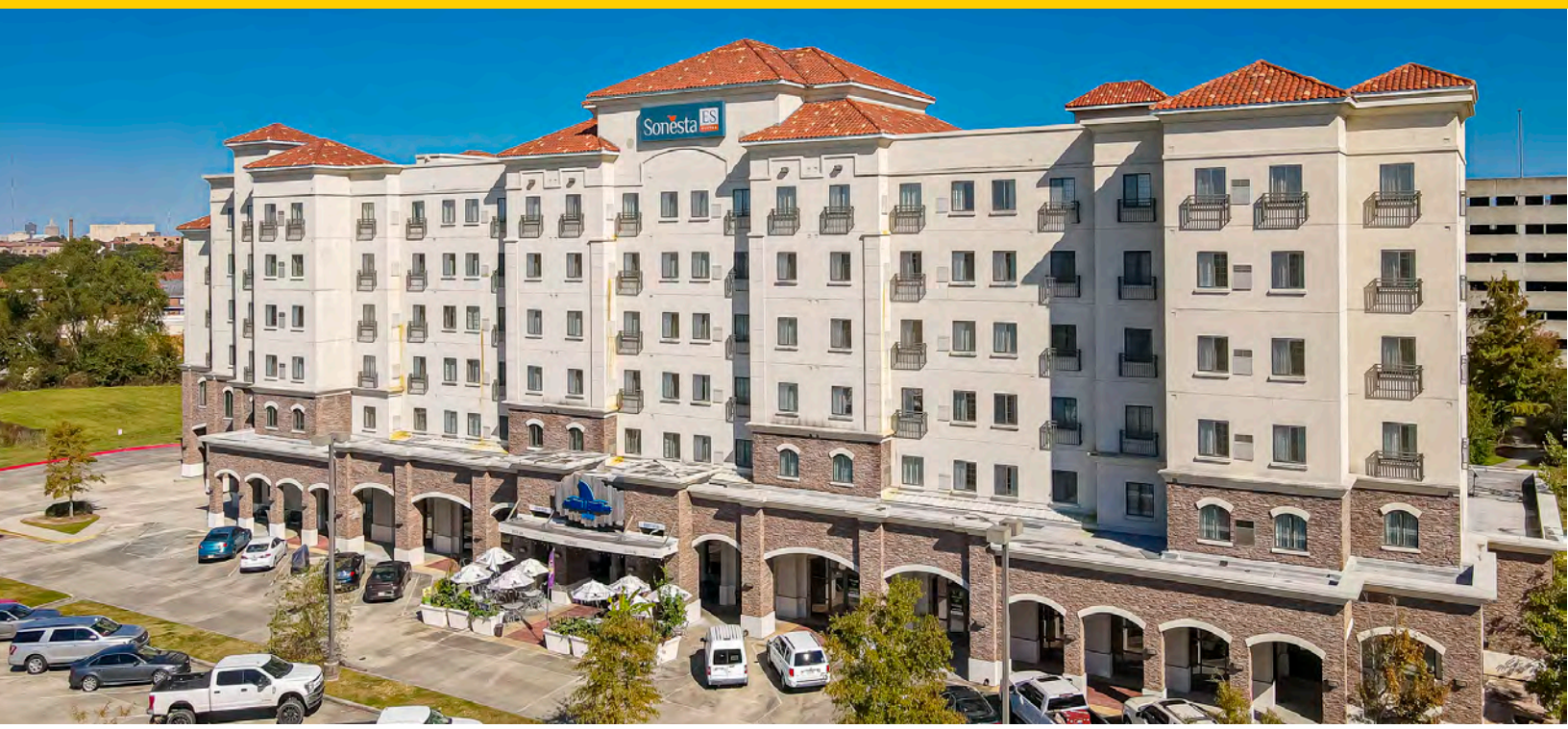
COMMERCIAL REAL ESTATE

4001 NICHOLSON DR.

Baton Rouge, LA 70808

HIGH-END RETAIL FOR LEASE NEAR LSU | 1,113 - 9,057 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Up to 11,503 SF first generation retail space available for lease
- Walking distance to LSU campus, Tiger Stadium, Alex Box Stadium at Skip Bertman Field, LSU Golf Course, Tiger Land, student housing and much more.
- Ground floor retail space
- Situated on first floor of newly renovated Sonesta ES Suites, a 6 story 117 room on-campus hotel
- End-cap space available
- Open to many uses including restaurants, retail and/ or bar uses
- Located next door to the original Walk-On's, Lit Pizza and CC's Coffee House
- Under new management and ownership
- Tenant Improvement allowance available
- New pylon sign

OFFERING SUMMARY

Lease Rate:	$20.00 SF/yr (NNN)
Available SF:	1,113 - 9,057 SF
Building Size:	11,503 SF

SUITES	LEASE RATE	SPACE SIZE
Suite A	$20.00 SF/yr	2,609 SF
Suite B (LEASED)	$20.00 SF/yr	2,447 SF
Suite C	$20.00 SF/yr	1,345 SF
Suite D	$20.00 SF/yr	1,113 SF
Suite E	$20.00 SF/yr	3,990 SF

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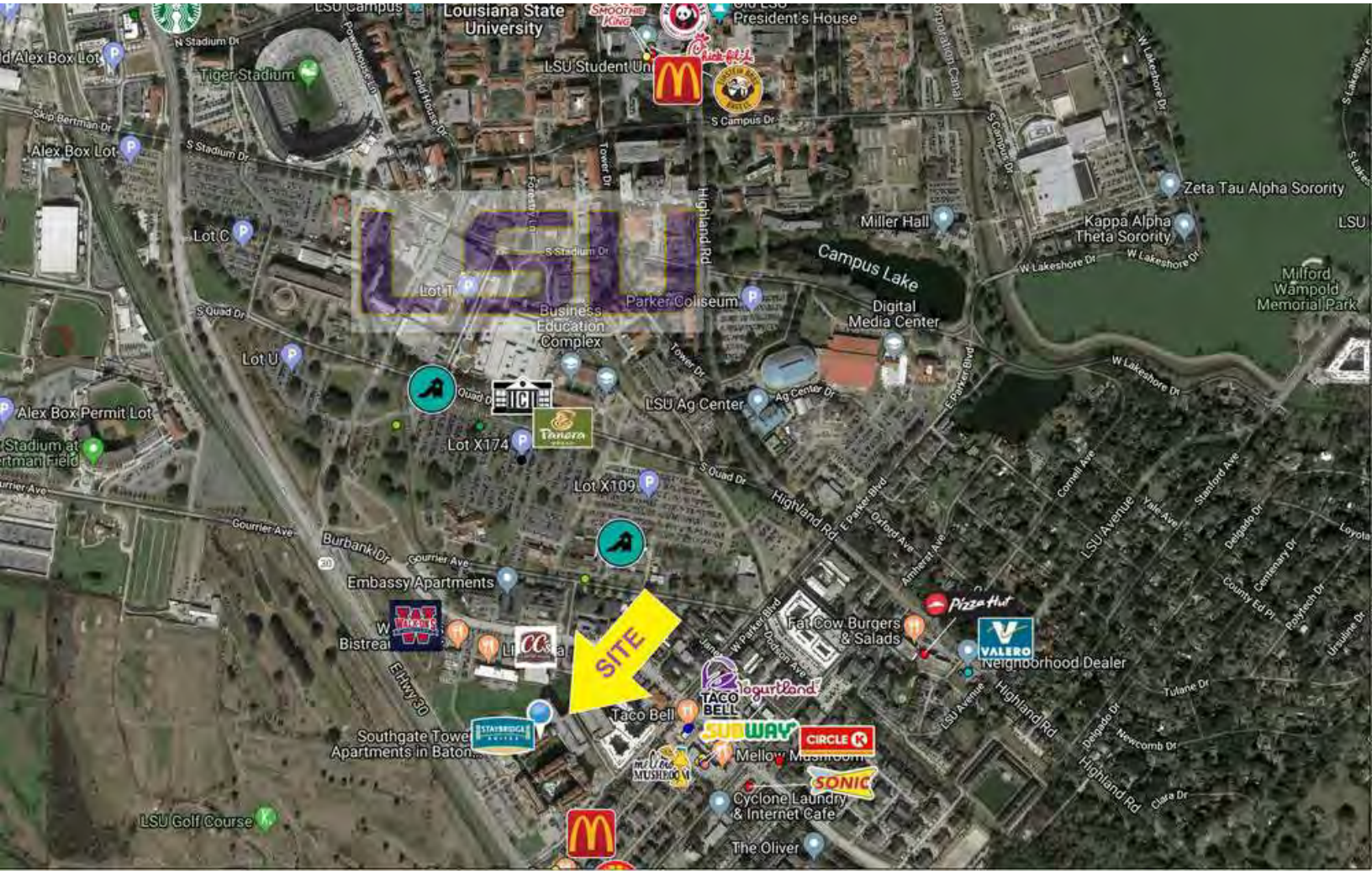
AERIAL | 1,113 - 9,057 SF AVAILABLE



AERIAL

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SITE MAP | 1,113 - 9,057 SF AVAILABLE

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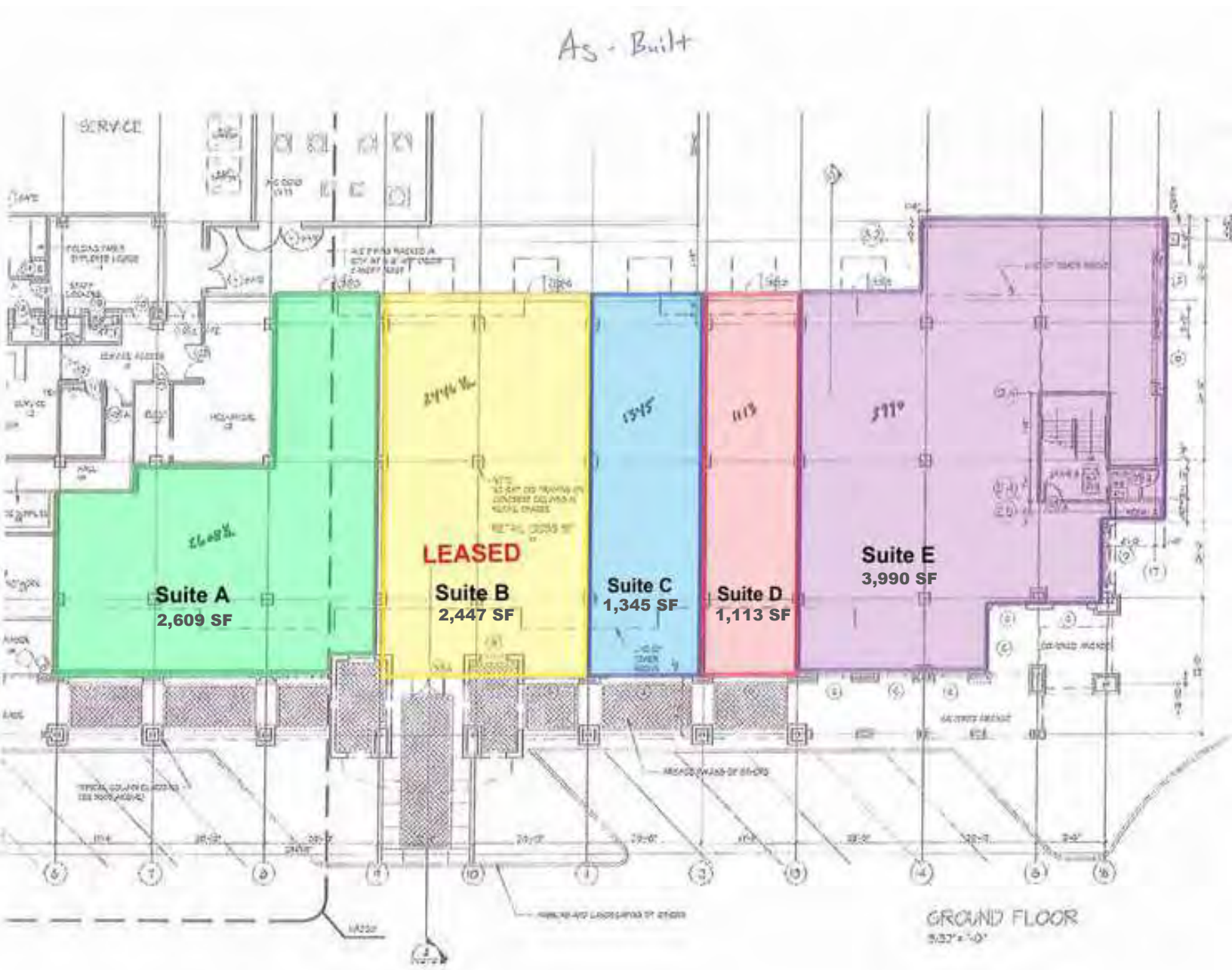
BUILDING SITE PLAN | 1,113 - 9,057 SF AVAILABLE



FLOOR PLAN

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SONESTA ES SUITES LOBBY AREA | 1,113 - 9,057 SF AVAILABLE

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EXISTING RESTAURANT | THE BULLFISH (SUITE B)

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SUITE A | 2,609 SF AVAILABLE

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SUITE C | 1,345 SF AVAILABLE

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SUITE D | 1,113 SF AVAILABLE

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SUITE E | 3,990 SF AVAILABLE

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AERIAL | 1,113 - 9,057 SF AVAILABLE

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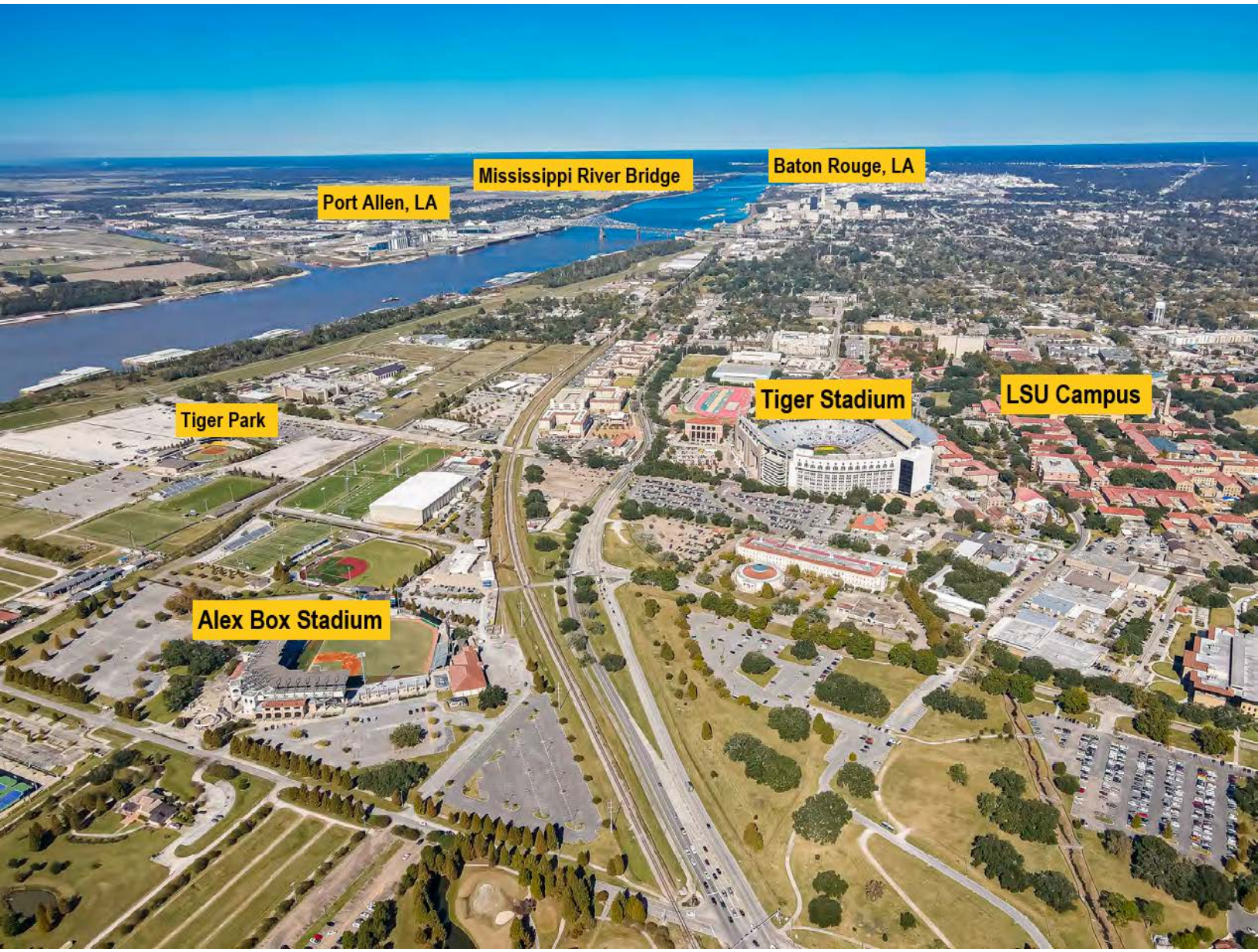

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PARKING & ACCESS PLAN | 1,113 - 9,057 SF AVAILABLE

INN CODE: BTRNB

4001 NICHOLSON DRIVE
BATON ROUGE, LA 70808

EXISITING SIGNS:

1. 28" CHANNEL LETTER SET
2. 49" X 84" WALL SIGN
3. EXISTING MONUMENT

PROPOSED SIGNS:

1. 28" CHANNEL LETTER SET ON BACKER
2. 20" CHANNEL LETTER SET ON BACKER
3. 3'-2 1/2" X 10'-5 5/8" MULTI-TENANT MID-RISE

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Cust:	Date: 12/5/18	Prepared By: KH/JS	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BATON ROUGE, LA	File Name: 169504 - R4 - BATON ROUGE LA		Eng: -	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com

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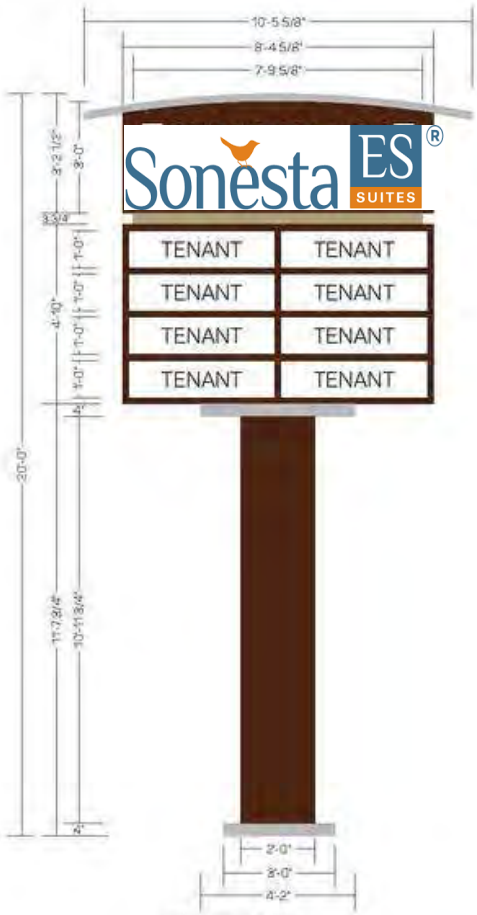
PYLON SIGN | 1,113 - 9,057 SF AVAILABLE

3

EXISTING:
257' LONG LANDSCAPING

PROPOSED:
3'-2 1/2" X 10'-5 5/8" CUSTOM MID-RISE
BOXED AREA: 33.59 SQ FT



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

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CUSTOMER APPROVAL		Date

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STAYBRIDGE SUITES	12/5/18	KH/JS			
Location: BATON ROUGE, LA	File Name: 169504 - R4 - BATON ROUGE LA		Eng: -		

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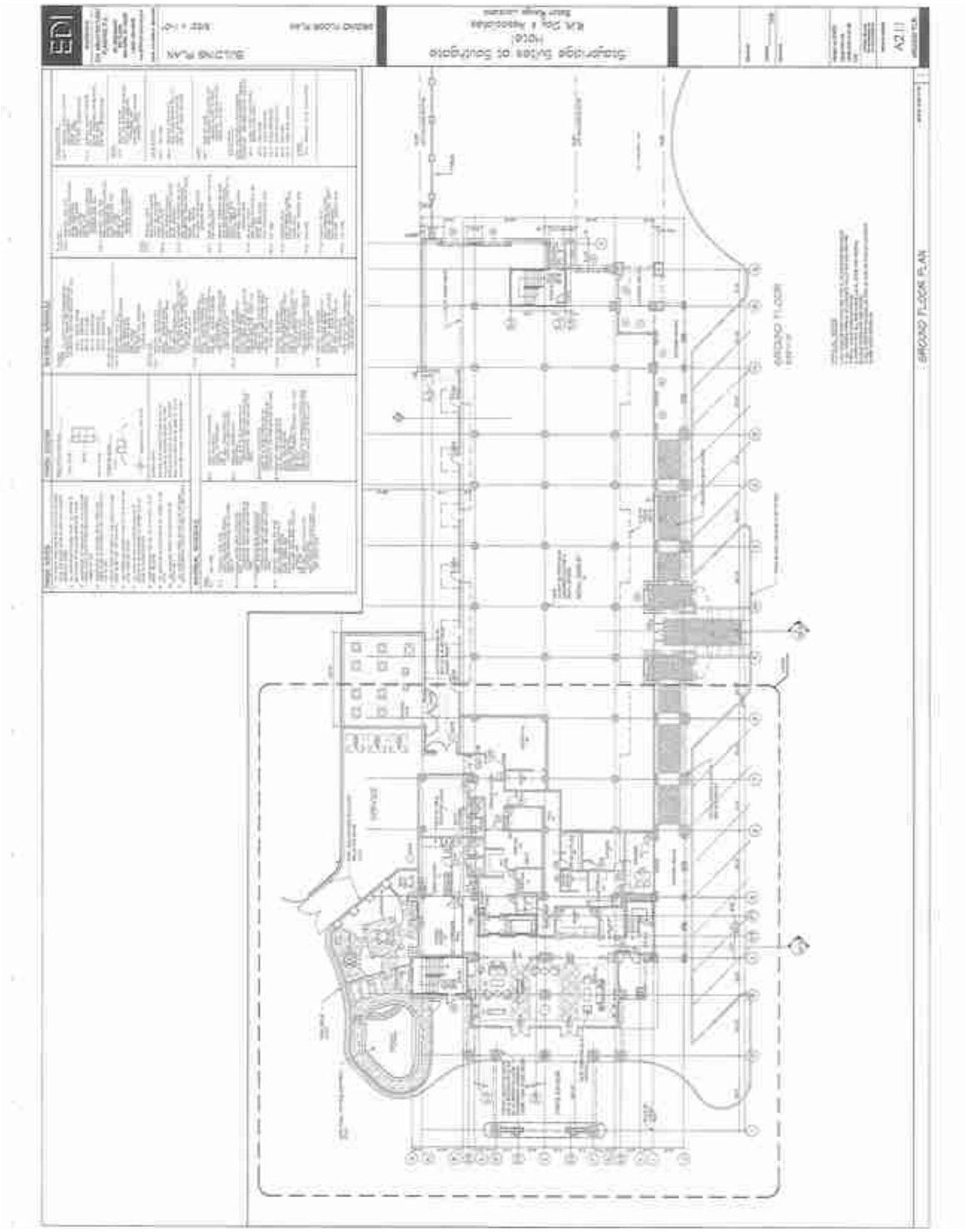
SURVEY | 1,113 - 9,057 SF AVAILABLE



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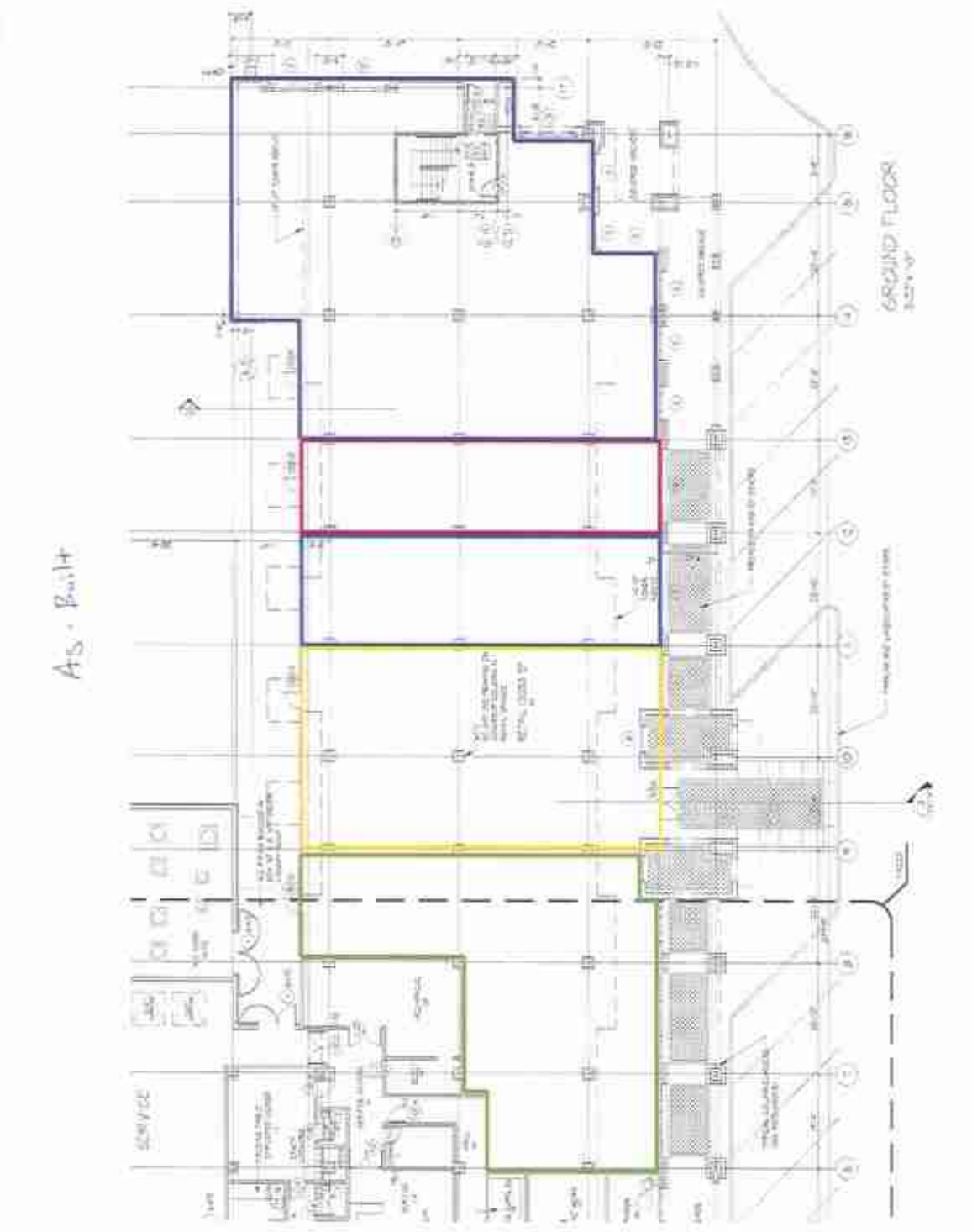
SITE PLAN | 1,113 - 9,057 SF AVAILABLE



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LOUISIANA STATE UNIVERSITY | BATON ROUGE, LOUISIANA

ABOUT LSU & BATON ROUGE

Ranked 65 among Kiplinger's Top 100 Public Colleges, LSU is the highest rated public university in Louisiana. It has proven to be a place where students can get an exceptional education with a great return on investment—including starting salaries that are, on average, $12,000 higher than students graduating from other universities. It pays to be a Tiger!

LSU is located on more than 2,000 acres in the southern part of the city near the Mississippi River. The campus is known for the 1,200 large oak trees that surround and shade the university, with "Stately oaks and broad magnolias" being the catch phrase description of the university. LSU is also distinguished by the five historic and beautiful lakes that surround the area, referred to as the "LSU lakes". The campus is home to two Indian mounds created by Native Americans over 5,000 years ago, located near the northwest corner of campus.

The trademark architecture of the university is characterized by the tan stucco walls, red tile rooftops, and arches. LSU is covered in beautiful landscaping, with crepe myrtles, azaleas, camellias, and the famous oak and magnolia trees providing both shade throughout the campus and a beautiful environment for students.

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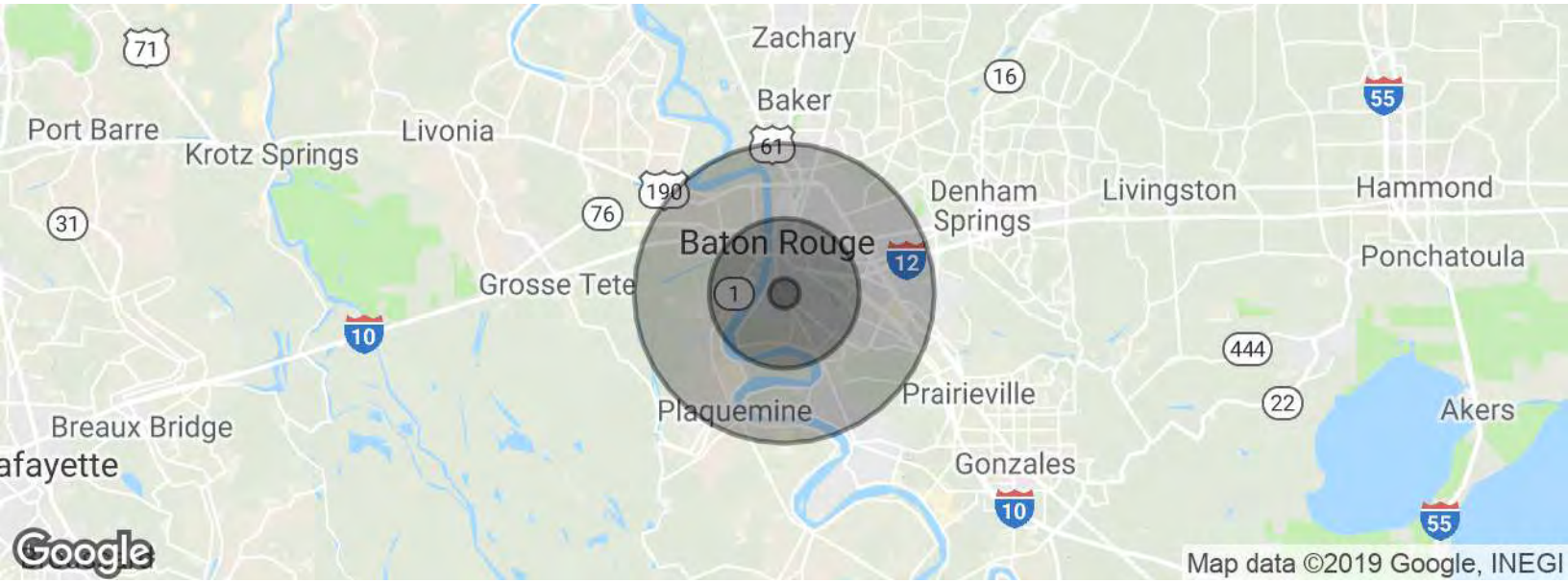
DEMOGRAPHICS | 1,113 - 9,057 SF AVAILABLE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,052	121,646	350,948
Median age	22.3	31.2	33.1
Median age (Male)	22.4	29.9	31.1
Median age (Female)	22.2	32.9	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,793	48,592	135,847
# of persons per HH	2.9	2.5	2.6
Average HH income	$44,471	$64,100	$62,500
Average house value	$322,509	$266,510	$239,036

** Demographic data derived from 2010 US Census*

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DEMOGRAPHICS | 1,113 - 9,057 SF AVAILABLE

esri

Executive Summary

4001 Nicholson Dr, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
Population			
2000 Population	11,971	52,064	119,598
2010 Population	12,776	52,878	122,894
2018 Population	13,289	56,756	131,109
2023 Population	13,539	58,716	135,919
2000-2010 Annual Rate	0.65%	0.16%	0.27%
2010-2018 Annual Rate	0.48%	0.86%	0.79%
2018-2023 Annual Rate	0.37%	0.68%	0.72%
2018 Male Population	51.9%	50.5%	49.4%
2018 Female Population	48.1%	49.5%	50.6%
2018 Median Age	22.8	26.0	30.6

In the identified area, the current year population is 131,109. In 2010, the Census count in the area was 122,894. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 135,919 representing a change of 0.72% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 22.8, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	70.3%	64.9%	52.3%
2018 Black Alone	14.6%	24.5%	39.7%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	10.7%	7.1%	4.3%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	1.5%	1.2%	1.6%
2018 Two or More Races	2.6%	2.1%	1.9%
2018 Hispanic Origin (Any Race)	5.7%	4.3%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households			
2000 Households	4,693	20,965	48,442
2010 Households	5,452	22,433	51,642
2018 Total Households	5,649	23,943	54,888
2023 Total Households	5,767	24,736	56,834
2000-2010 Annual Rate	1.51%	0.68%	0.64%
2010-2018 Annual Rate	0.43%	0.79%	0.74%
2018-2023 Annual Rate	0.41%	0.65%	0.70%
2018 Average Household Size	2.00	2.23	2.31

The household count in this area has changed from 51,642 in 2010 to 54,888 in the current year, a change of 0.74% annually. The five-year projection of households is 56,834, a change of 0.70% annually from the current year total. Average household size is currently 2.31, compared to 2.29 in the year 2010. The number of families in the current year is 26,014 in the specified area.

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DEMOGRAPHICS | 1,113 - 9,057 SF AVAILABLE

esri

Executive Summary

4001 Nicholson Dr, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$17,578	$31,999	$38,386
2023 Median Household Income	$18,837	$34,585	$40,881
2018-2023 Annual Rate	1.39%	1.57%	1.27%
Average Household Income			
2018 Average Household Income	$34,485	$67,275	$68,096
2023 Average Household Income	$35,858	$72,279	$73,586
2018-2023 Annual Rate	0.78%	1.45%	1.56%
Per Capita Income			
2018 Per Capita Income	$16,459	$29,059	$29,275
2023 Per Capita Income	$17,046	$31,079	$31,526
2018-2023 Annual Rate	0.70%	1.35%	1.49%
Households by Income			

Current median household income is $38,386 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $40,881 in five years, compared to $65,727 for all U.S. households

Current average household income is $68,096 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $73,586 in five years, compared to $96,109 for all U.S. households

Current per capita income is $29,275 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $31,526 in five years, compared to $36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,027	22,906	53,127
2000 Owner Occupied Housing Units	506	8,995	23,309
2000 Renter Occupied Housing Units	4,187	11,970	25,134
2000 Vacant Housing Units	334	1,941	4,684
2010 Total Housing Units	6,077	25,082	57,621
2010 Owner Occupied Housing Units	619	9,079	23,740
2010 Renter Occupied Housing Units	4,833	13,354	27,902
2010 Vacant Housing Units	625	2,649	5,979
2018 Total Housing Units	6,290	26,818	61,004
2018 Owner Occupied Housing Units	494	8,751	22,806
2018 Renter Occupied Housing Units	5,155	15,192	32,081
2018 Vacant Housing Units	641	2,875	6,116
2023 Total Housing Units	6,427	27,796	63,297
2023 Owner Occupied Housing Units	514	9,175	24,025
2023 Renter Occupied Housing Units	5,253	15,561	32,809
2023 Vacant Housing Units	660	3,060	6,463

Currently, 37.4% of the 61,004 housing units in the area are owner occupied; 52.6%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 57,621 housing units in the area - 41.2% owner occupied, 48.4% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.57%. Median home value in the area is $209,628, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 3.43% annually to $248,100.

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